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December 9, 1977

Mr. Wayne H. Coloney
Wayne H. Coloney Company, Inc.
2111 North Monroe Street
Tallahassee, Florida 32303

Dear Wayne:

Re: Killearn Lakes, Unit #1, Phase #2 and
Deerlake Road Construction Plans, Phase I, II, III

This office has had the opportunity to review the comments provided by you in the proposals indicated in your letter dated November 21, 1977. Due to the extended length of time and substantial efforts by your firm in obtaining approval of these construction plans, and in the light of the fact that these plans have been prepared along the line of the sheet drainage concept proposed for Killearn Lakes and have been modified on several instances to comply with the desires of this office, and due to the fact that prior to the approval of these plans, the Board of County Commissioners has adopted as a minimum standards for County road construction the provisions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as published by the Florida Department of Transportation; please be advised that this office under the above referenced circumstances herewith gives approval to the construction plans under the following conditions:

KILLEARN LAKES, UNIT #I, PHASE #II

1) Horizontal alignment and superelevation

As the alignment has been established by the pre-recording of a plat, this office will not require any changes in alignment of the proposed streets. This office will require that pavement cross-slopes be within the allowable ranges given in the Green Book and will permit the utilization of the sheet drainage concept in those areas where concentrations of water are of such a minor degree that they will not present a safety hazard to the traveling public. In those areas where horizontal curves pave-

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ment cross-slopes and natural terrain interrupt drainage flows or trap drainage runoff, swales and/or ditches must be incorporated to channel the water to natural lows and drainage green belt areas.

2) Vertical Alignment

This office will not require that the plans be revised at this stage to show the actual vertical alignment or minor changes in vertical alignment, but will require that any vertical alignment meets the provisions of the Green Book and will allow Wayne H. Coloney & Company to assure these proper vertical alignments through field supervision.

3) Recovery Areas and Sight Distances

It will be necessary that minimum sight distances for the types of pavement provided and minimum safety areas as called for by the Green Book will be provided during construction. Any grades exceeding those allowed by the Green Book will either be modified in the field to meet the provisions of the Green Book or substantiation for engineering reasons will be provided to this office.

- 4) In general, this office is giving approval to the construction plans previously submitted to this office with the understanding that through direct supervision by Wayne H. Coloney & Company, the actual physical construction of these facilities will be in accord with the provisions of the Green Book and that a set of as-built drawings indicating the actual construction performed and its compliance with the Green Book will be provided to this office prior to the acceptance of these facilities by the county for maintenance. Should at any time during the maintenance period problems occur at its relates to the sheet drainage concept, which would indicate the concentrations of water passing the pavement or presenting a safety hazard to the traveling public, we will expect Killearn and its Engineers to provide this office with an adequate solution to this problem and to provide the necessary construction required to correct the situation.

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It should be noted that the maintenance period covered may be in excess of one year and that under previous agreement with Leon County, as ratified by the Board of County Commissioners, the provisions of maintenance of these facilities will extend until such time as sixty per cent of the building lots have been constructed upon.

DEERLAKE, PHASES #I, #II and #III

1) Horizontal Alignment and Superelevation

As you are aware, Deerlake has been designated as a collector street and as such, must meet the requirements of the Green Book. As it relates to the alignments of this facility, we recognize that these alignments have been included in a recorded plat and will require no changes in these alignments at this time. We will, however, expect that the superelevation rate and cross-slopes be constructed within the allowable range given in the Design Manual. We will also expect that the design and construction provided will not create concentrations of water across the pavement in areas where sheet drainage is utilized in such a manner that it will create a hazard to the general traveling public.

2) Vertical Alignment

We will expect vertical alignment to comply with the standards of the Green Book specifically as it relates to the provisions of adequate stopping sight distances and adequate grade control.

3) Recovery Areas

The areas to be cleared adjacent to Deerlake Road should be in accordance with the requirements for recovery areas as stated in the Green Book. However, recognizing the type of facility that is desired to be constructed, we would be receptive during the time of construction to a modification of this recovery area providing that adequate safety measures are taken.

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KILLEARN LAKES, UNIT #4


As your letter relates to Killlearn Lakes, Unit #4, please be advised that this office has agreed to accept horizontal geometry based on those plats having received preliminary plat approval from the Planning Commission prior to the adoption of the Green Book Standards by the Board of County Commissioners. We cannot, however, continue to grandfather in construction plans for facilities for which the plans have not already been provided. We would expect that construction plans prepared and presented for Killlearn Lakes, Unit #4, and any other unit of Killlearn Lakes be prepared in such a manner that they comply with the standards of the Green Book, as well as providing us with sufficient information to determine that these requirements have been complied with. We would, of course, be receptive to good engineering justification as for why any specific item in any specific location cannot comply with the Green Book Standards.

In effect, prior to the commencement of construction of these facilities, we will require from Killlearn a letter indicating that Wayne H. Coloney & Company is the Engineer of Record for these facilities and will be employed through the period of construction to assure this office that the construction will comply with the provisions of this letter, and that the as-built drawings called for within this letter will be provided to the county prior to the acceptance of maintenance of these facilities by the county. This letter should also contain a provision stipulating that at any points in which the sheet drainage concept creates a hazard to the general traveling public due to an undue concentration of surface runoff, that proper and adequate corrective action will be taken. It is my hopes that the provisions of this letter will be acceptable to you and Killlearn and that these actions will allow for the early start and completion of construction on these units in accordance with the time frames established by Killlearn for the completion of these projects.

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Three copies of the most recent construction plans need to be submitted to assist this office in the inspection of the project. The inspectors will be notified that these are not final approved plans. Enclosed is a Leon County Road Construction Procedures List. Any reference on this list to approved construction plans are not applicable, as this requirement is superseded by this letter and your letter of November 21, 1977. You should be advised that all previous agreements relating to the appropriate bonds and construction time tables remain in effect.

Should you have any questions concerning this matter, please so advise.

Yours very truly,

for Henry G. Hanson,
County Administrator

HGH/gb
cc: Jeff Keck
: J. T. Williams
: Earl Black